

June 15, 2003 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03TS0199

Watermill Properties  
(Watermill – Phase IV)

Clover Hill District  
Watermill Subdivision Phase IV

REQUEST: Watermill Properties requests Planning Commission approval of the tentative subdivision plat to allow the required recreational area to lie outside the limits of the subdivision.

RECOMMENDATION

Staff recommends approval of the request as submitted subject to the implementation of the items in the Conditions and Review Notes for the following reasons:

1. This section of the Watermill Subdivision has a total of twenty-eight (28) lots and will not produce a development of a viable size to independently support a recreation area with any facilities other than possibly a small play structure.
2. The subdivision will be connected by a pedestrian pathway to the existing recreation complex that will have both free and fee based community recreation facilities.

CONDITIONS

1. Per Section 8-4 of the Erosion Control Ordinance, prior to the issuance of a Land Disturbance Permit, the Environmental Engineering Department shall require copies of applicable correspondence from the U.S. Army Corps of Engineers in order that it may be determined that all wetlands permits have been received. A qualified

wetlands expert can document his professional opinion that this project falls within the non-notification provisions of the Corps of Engineers Nationwide Permit. (EE)

2. Any timbering which is to occur as the first phase of infrastructure construction will be incorporated into the project's erosion and sediment control plan narrative and will not commence until the issuance of a Land Disturbance Permit for the subdivision construction and the proper installation of erosion control measures. (EE)
3. The USACOE jurisdictional wetlands shall be shown on the construction plans and subdivision plat. (EE)
4. Roof gutters and downspouts shall be installed on the dwellings. All roof drainage leaders will be tied directly into on-site storm sewers or other stable conveyance systems deemed appropriate by the Environmental Engineering Department. (EE)
5. Unless otherwise directed by Environmental Engineering Department, grading on individual lots will be provided so that each property will have a surface drainage configuration functioning independently from its adjacent properties. (EE)
6. The subdivider shall post signs demarking the limits of the RPA and RCMnRPA area so builders and homeowners can be informed as to the limitations imposed on these areas. Specific plans for the exact number and placement of the signs shall be approved by the Department of Environmental Engineering. (EE)
7. The erosion and sediment control plan for the project shall call for the placement of polyethylene fence or its equivalent in accordance with STD & SPEC 3.01 of the Virginia Erosion and Sediment Control Handbook along the RPA limits prior to the issuance of a land disturbance permit. (EE)
8. The area of impervious surface shall be established through a planimeter technology to include the construction of Tomahawk Point Drive through the full extent of the right of way within the project limits. (EE)
9. Special Upper Swift Creek Watershed end treatment as directed by the Environmental Engineering Department will be placed in the vicinity of the terminus of manmade storm drainage outfalls. (EE)
10. The storm drainage design for Tomahawk Point Court and as much of the dwelling unit areas as is practicable shall stipulate an outfall location such that the existing mill race can be utilized as end of pipe treatment. (EE)
11. Language shall be incorporated into the homeowners' association covenants advising homeowners with an RPA on or adjacent to their property stating that RPAs are to

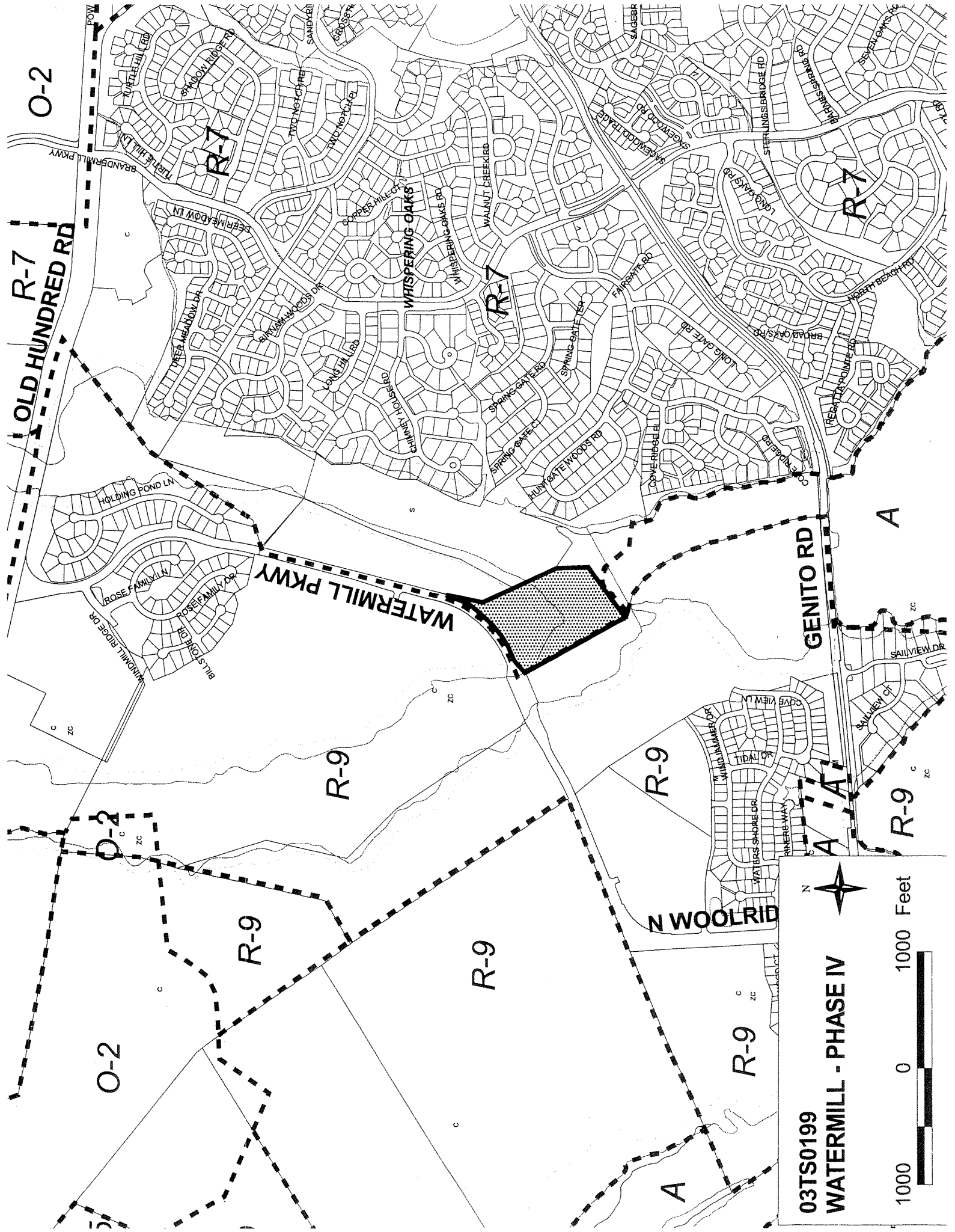
remain in their naturally vegetated state and that the County's Chesapeake Bay Preservation Ordinance requirements relating to RPAs reads as follows: "A vegetated conservation area that retards runoff, prevents erosion, and filters non-point source pollution from runoff shall be retained if present and shall be established where it does not exist." Section 19-232 of Chesterfield County Code states, "If a homeowner wishes to modify the RPA, a plan must be submitted to the Environmental Engineering Department for their approval prior to the commencement of any land clearing activity." (EE)

12. Prior to recordation, a copy of the covenants and articles of incorporation of the homeowners' association shall be provided to the Environmental Engineering Department for approval. In addition to language pertaining to the RPA, the Environmental Engineering Department will determine whether the subdivision has been provided with the information to develop and implement a fertilization/lawn care program to minimize phosphorous runoff from Watermill Phase IV. The requirements of the program shall become a part of the covenants for the project affecting all properties within the development. (EE)
13. Watermill Parkway and Woolridge Road, from Old Hundred Road to Genito Road, as shown on the approved construction plans prepared by Timmons with the latest revision dated July 16, 2002, shall be completed and ready for acceptance into the state system prior to release of the land disturbance permit for this development. (EE, P, T, VDOT)
14. Left and right turn lanes shall be constructed on Watermill Parkway in conjunction with construction of Tomahawk Point Drive. (T)
15. Existing ingress and egress easements for the Chesterfield County pump station facilities shall be shown on the construction plans with a narrative detailing the proposed method of maintaining access to County facilities shown on the tentative plan. (T, U)

#### REVIEW NOTES

- A. Final landscape plans for the unit landscaping must be approved prior to building permit plan approval. Installation must be completed prior to issuance of the Certificate of Occupancy for the unit. (P)
- B. A thirty-five (35) foot buffer shall be adjacent to Watermill Parkway and shall comply with Section 17-70 of the Subdivision Ordinance. (P)
- C. The homeowner's association documents shall be modified to include the open space within this development. The ownership and maintenance responsibilities of the open space shall be shown on the final checks and record plats. (P)

- D. Street trees shall be included in the landscaping plans and at a minimum shall comply with Section 19-518(h). (P)
- E. The use of the public water and wastewater systems is required by Ordinance. (U)
- F. It will be the responsibility of the subdivider to make certain that all proposed sections within the development complies with the Chesterfield County Fire Department's required fire flow of 1,000 gallons per minute at 20 per square inch residual. (U, F)
- G. Approval of the tentative subdivision is not an approval of the water and/or sewer layout as shown on the subdivider's tentative subdivision plat. The review of the tentative water and/or sewer layout is being performed to identify any potential controversial problems. The subdivider understands that as the final details of the proposed development are reviewed, the Utilities Department may require changes to the original layout as deemed in the best interest of the County, which ultimately benefits the department's customers as users of the public water/sewer systems. (U)
- H. All improvements to existing transportation facilities required as a result of the impact of this project shall be the responsibility of the subdivider. Approval of detailed construction plans is a prerequisite to issuance of a land use permit allowing access onto and construction within state maintained rights of way. It should be noted that plan approval at this time does not preclude the imposition of additional requirements at construction plan review. (VDOT)
- I. All right of way widths as shown are preliminary and should be so noted. Actual widths shall be determined by roadway design per 24 VAC 30-90-150 of the 1996 Subdivision Street Requirements (SSR). ((VDOT)
- J. The design of any/all proposed landscape embellishments (i.e., landscaping, hardscaping, signage, lighting, irrigation, fencing, etc.) to be installed within state maintained rights of way must be submitted to VDOT for review in conjunction with the initial submittal of road construction plans. VDOT's approval of said plan must be granted prior to installation. Failure to comply with these requirements may result in the removal of said embellishments prior to state acceptance. (VDOT)
- K. All roads to be designed and constructed per current VDOT standards and specifications. (VDOT)
- L. The construction of all roadways which are not defined as arterials or collectors in Chesterfield County's Thoroughfare Plan requires the implementation of a comprehensive inspection program to insure compliance with VDOT standards and specifications. Inspection services shall be provided utilizing one (1) of the following options:

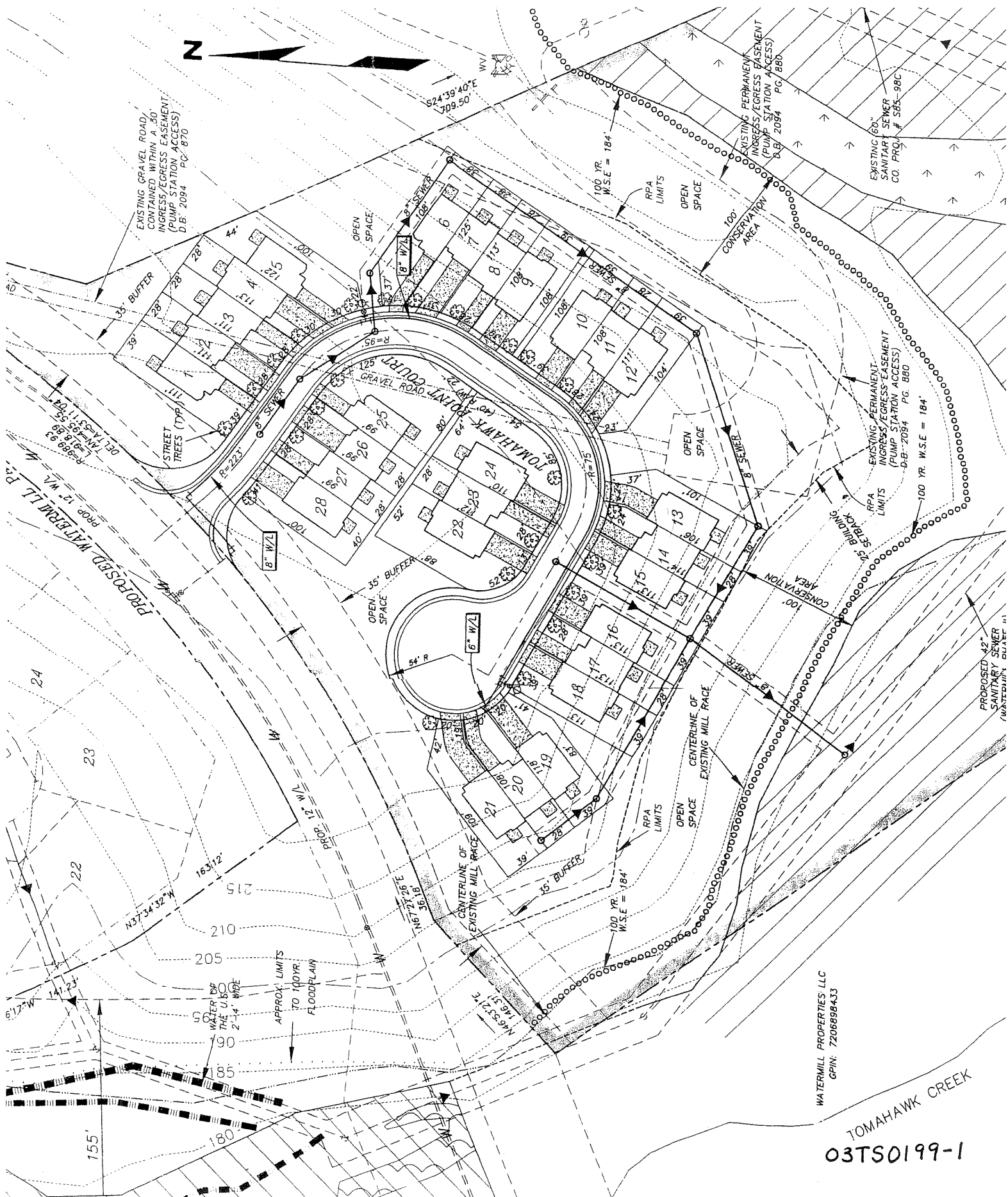


03TS0199

# WATERMILL - PHASE IV



1000 0 1000 Feet



WATERMILL PROPERTIES, LLC  
GPIN: 7206898433

TOMAHAWK CREEK

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